



# NORTHEAST MULTIFAMILY REGIONAL HOUSING NEWS



Vol. 14 No. 9 Thomas Langston, Acting Phila. Hub Director thomas.langston@hud.gov, June 2015



[www.hud.gov/local/shared/working/r3/mfhsg.cfm?state=pa](http://www.hud.gov/local/shared/working/r3/mfhsg.cfm?state=pa)

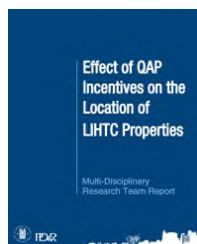
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## LIHTC State Allocation Plans

A new HUD research report suggests that state-specific Qualified Allocation Plans (QAPs) play an important role in influencing the location of Low-Income Housing Tax Credit projects.



The study reviewed QAPs from 21 state housing finance agencies in the 2002 and 2010 allocation years to assess if and how changes in QAP priorities over the 8-year period were related to changes in LIHTC project locations. Although many different QAP requirements guide developers, the researchers identified five major priorities that states use to allocate their credits:

- High-opportunity neighborhoods.
- Access to amenities.
- Approval by the community.
- Furthering investment in blighted neighborhoods.
- Avoiding concentrations of affordable housing.

Overall, the research findings suggest that QAPs play an important role in influencing the location of LIHTC projects and have significant potential to be a key driver in funding affordable housing in high-opportunity neighborhoods. For example, states that increased the priority for siting projects in high-opportunity areas also saw increases in the share of LIHTC units built

in low-poverty neighborhoods. The researchers also found that avoiding concentrations of affordable housing is associated with increased tax—credit allocations in low-poverty neighborhoods. States that prioritized siting developments in high-opportunity neighborhoods also experienced decreases in the share of units sited in high-poverty neighborhoods.

To read more about this research, see:

[www.huduser.org/portal/pdredge/pdr\\_edge\\_research\\_060115.html](http://www.huduser.org/portal/pdredge/pdr_edge_research_060115.html)

## Choice Neighborhoods Guide

Choice Neighborhoods has released a new resource guide, “Designing and Directing Neighborhood Change: How to Be More Intentional and Effective.” The guide walks readers through how to embark on building a positive neighborhood image, stabilize the housing market, improve physical conditions and strengthen the social fabric in the neighborhood using real examples. It also includes a number of worksheets that can help shape more effective strategies for neighborhood change.



The guide can be downloaded at:

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/public\\_indian\\_housing/programs/ph/cn/cntechnicalassistance/ppg](http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/programs/ph/cn/cntechnicalassistance/ppg)



### Pay.gov

HUD has published Mortgage Letter, 2015-13, dated May 11, 2015, regarding the Implementation of Pay.gov to collect multifamily program fees for all insured programs. The mortgage letter also applies to the initial mortgage insurance payment made by Housing Finance Agencies and Government Sponsored Enterprises under the risk share program. Annual mortgage insurance payments made by HFAs and GSEs, under risk share, are currently made through Pay.gov.



The mortgage letter directs lenders to pay program fees using Pay.gov no later than July 1, 2015. It further outlines the process and instructions for submitting the fees and provides customer service telephone numbers and e-mail addresses.

Implementing Pay.gov will improve financial controls, improve reconciliations of financial accounts and enable Housing to utilize staff in other high-risk mitigation activities. Pay.gov will allow for better funds control and provide automated processing for HUD and its lender partners. It will eliminate lost, stale-dated and/or returned checks for insufficient funds.

Lenders paying multifamily program fees for all FHA-insured multifamily projects will be able to use Pay.gov for the following: pre-application fee, firm commitment application fees, upfront mortgage insurance premiums (MIP), inspection fees, reopening fees and transfer of physical assets (TPA) application fees. Annual MIP is not affected and lenders must use the procedures for the submission of annual MIP established in Mortgage Letter 2012-16.

This mortgage letter applies only to FHA-insured multifamily program loans, and specifically excludes healthcare loans (including healthcare loans secured by residential care facilities and/or hospitals, since healthcare already uses Pay.gov). The implementation notice for the Section 232 and 242 programs can be found on HUDClips. The Section 242 implementation notice will be posted concurrently with Multifamily's mortgage letter. Section 232 implementation is in ML 2014-20.

The new multifamily and healthcare Pay.gov mortgage letters can be found at:

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/administration/hudclips/letters/mortgagee](http://portal.hud.gov/hudportal/HUD?src=/program_offices/administration/hudclips/letters/mortgagee)

### State Health Rankings

The United Health Foundation has issued America's Health Rankings Senior Report. It uses 35 measures of senior health, from government and research organization data, to see how states' seniors rank in physical inactivity, food insecurity, SNAP reach and hospice care to those in other states.



Among some of the factors that contributed to the rankings were body weight (underweight seniors are at increased risk of falls, hospitalizations, complications, illness and death) and volunteerism (volunteers have better cognitive performance, less depression, higher activity levels and better mental well-being).

Here are the rankings of the 12 states within the future jurisdiction of the Northeast Multifamily Regional Center: VT- 1 (best), NH- 2, RI- 4, MA- 6, CT-10, ME- 11, MD- 13, DE-18, NY- 21, PA- 25, NJ-26, VA-28, WV- 45.

For additional information, see:

[www.americashealthrankings.org/senior](http://www.americashealthrankings.org/senior).

### Leadership Meeting

The Denver Hub Office hosted a meeting of Regional Multifamily Center and Hub Directors on May 19-20, 2015. The focus of the meeting was to develop new Management Program Goals for FY 16.



The directors considered over 50 possible goals that were submitted by several committees. This is the first time that the field will be developing goals that reflect what is meaningful to both them and their clients.

### **Five Warm Weather Tune-Ups**

Here are five warm weather “tune-ups” for properties:



1. Do an Outdoor Inspection- Walk the perimeter of the property to check for peeling or cracking paint; inspect the gutter system; and inspect lawn-watering hoses and faucets.
2. Get Outdoor Air Conditioning Units Ready- Remove any debris from the fan area of central A/C units, and remove covers and change filters from window A/C units.
3. Clean your Indoor Air- Install high quality pleated polyester filters with ratings between 7-13 MERV (minimum efficiency reporting value) to remove dust and allergens. These filters provide a level of effectiveness compatible with absolute high-efficiency particulate air (HEPA) filters, but at a lower price. HEPA filters are the best, however, with a rating of 17-20. They catch 99.97% of all particles 0.3 microns or larger.
4. Keep Indoor Temperatures Under Control- Locate the thermostat on an inside wall and do not place heat-producing devices (e.g., lamps and TV sets) beneath a wall-mounted thermostat.
5. Reduce Humidity- Check the building's foundation, entrances to doors and windows for infiltration of humid air. Seal these openings with silicone caulk, weather stripping or plastic. Also, make sure appliances that produce moisture (e.g., clothes dryers and dishwashers) are properly vented to the outside.

### **Types of Air Conditioners**

There are four types of air conditioners. Here are the pros and cons of each type:



#### **Central**

- Pro: Life span is 15-20 years; uses existing ducts and registers; quiet; convenient to operate; and more efficient than window air conditioners.
- Con: Expensive to install if ductwork needed.

#### **Ductless Mini-Split**

Pro: Provides zone cooling without ductwork; provides heating and cooling; highly efficient; avoids energy

loss associated with ductwork; easy to install; and works in all climate zones.

- Con: Expensive (can cost 30% more than adding a central air conditioner unit to an existing heating system with ductwork).

#### **Window or Portable Room**

- Pro: Provides cooling to select spaces at an affordable cost.
- Con: Life span is only 10-15 years; and improper installation can result in significant air leakage.

#### **Evaporative Cooler**

- Pro: Life span is 15-20 years; costs 50% as much to install and use 25% of the energy of a central air conditioning unit.
- Con: Requires more frequent maintenance; and is only suited for areas with low humidity.

### **Equal Access to HUD Programs**

HUD enforces regulations that ensure its programs are open to all eligible individuals. Specifically, equal access includes the following:

- Housing funded by HUD or subject to an FHA-insured mortgage must be made available without regard to actual or perceived sexual orientation, gender identity or marital status.
- The terms “family” and “household” include persons regardless of actual or perceived sexual orientation, gender identity or marital status.
- Prohibition on owners and operators of HUD-funded housing or FHA-insured housing from asking about an applicant's or occupant's sexual orientation or gender identity for the purpose of determining eligibility or otherwise making housing available.
- Prohibition on FHA lenders from taking into account actual or perceived sexual orientation or gender identity in determining the adequacy of a potential borrower's income.

In addition, in 2012, the EEOC held that discrimination against a transgender person is considered sex stereo-typing and is prohibited under Title VII of the Civil Rights Act of 1964.

See HUD Notice H 2015-01, issued February 6, 2015:

<http://portal.hud.gov/hudportal/documents/huddoc?id=15-01hsgn.pdf>



### **OSHA Standard 1910.147**

OSHA Standard 1910.147 covers the servicing and maintenance of machines and equipment in which the unexpected energization or start up of the machines or equipment, or release of stored energy, could harm employees. This standard establishes minimum performance requirements for the control of such hazardous energy.



Many employee injuries happen around machinery of some type. Often, the accident involves electrical shock, burns or exposure to hazardous materials or unexpected moving machinery. These accidents share one thing in common- the uncontrolled release of energy. Energy, is the capacity for doing work. If left uncontrolled, it can be very dangerous. There are many sources of energy, whether moving (kinetic) or stored (potential), which can provide power to machinery. These include gravity, electrical, mechanical, chemical, hydraulic, pneumatic, thermal and nuclear.

OSHA Standard 1910.147 established a lockout/tagout program covering the servicing and maintenance of machines and equipment in which the unexpected energization or start-up of the machines or equipment, or release of stored energy could cause injury to employees.

Employers must be trained to insure that they understand the purpose and function of the energy control program and have the knowledge and skills required for the safe application, use and removal of the energy controls.

Additional information on this topic can be found at:

[www.osha.gov/pls/oshaweb/owadisp.show\\_document?p\\_id=9804&p\\_table=STANDARDS](http://www.osha.gov/pls/oshaweb/owadisp.show_document?p_id=9804&p_table=STANDARDS)

### **U.S. Housing & Market Conditions**

The national and regional *4th Quarter U.S. Market Conditions Data Report* is available at:

<http://www.huduser.org/portal/usmc/home.html>



### **How to Inspect for Bed Bugs**

The University of California Agricultural and Natural Resources Extension Service has produced a video on how to inspect for bed bugs. This is a good introductory resource.

The link to the video is:

[https://youtu.be/ORR7yAT-Vic?list=PLABOUGFJdduebjzVu3CXf\\_c5BmZ\\_a](https://youtu.be/ORR7yAT-Vic?list=PLABOUGFJdduebjzVu3CXf_c5BmZ_a)



### **Pests & Green Roofs**



Green roofs provide insulation, manage storm water management and encourage biodiversity. However, low grass, flowers, shrubs, or food gardens can attract insects and animals. In such cases, integrated pest management becomes an important tool to help stay ahead of pest activity and ensure any infestations are treated in an environmentally sensitive manner.

Any building with a green roof should follow these tips to avoid being overrun with wildlife:

- Understand Which Pests Frequent Vegetated Roofs (e.g., ants, spiders, hornets and wasps, silverfish, mosquitoes, roaches, earwigs, ground beetles, termites, birds, mice and rats).
- Look for Signs of Activity- If you already have a pest inspection routine for your grounds, simply add your roof to the rotation. The same methods you use to look for insects and animals among landscaping can be applied to your vegetated roof.
- Use Integrated Pest Management- Integrated pest management (IPM), which prioritizes prevention strategies over reactive ones, favors low-impact methods to address pests. This includes no-kill traps, sealing cracks in the envelope and anti-roosting devices. Plants and potting soil should be inspected for pests before they are planted. Plants should also be kept healthy and should not be over-watered. The use of lights at night should be minimized. (This will also reduce energy costs).

As a general rule, be proactive about inspections and low-impact treatments so your green roof can provide years of eco-friendly service.

### **Energy Conservation Incentives**

Any project planning a retrofit should review the Database of State Incentives for Renewables & Efficiency. It contains a comprehensive listing, by state, of all applicable policies and financial incentives.



The web site address is as follows:

[www.dsireusa.org](http://www.dsireusa.org)

### **Foam Insulation**

Insulation and a tight air seal are vital to keeping the temperature inside a building comfortable and consistent all year round. An effective solution that offers immediate and long-term cost savings is the replacement of your building's traditional fibrous insulation with high-performance spray foam insulation.



High performance spray foam insulation, such as Icynene, is a wise investment for owners who want to make significant improvements to their buildings that have a long-term, positive impact. Able to perform in all climates, spray foam insulation allows air-conditioning and heating systems to operate more efficiently. As a modern insulation solution, spray foam insulation expands rapidly to completely seal a building's walls, floors and ceilings and prevent air leakage.

Insulation experts note that quality spray foam insulation can noticeably reduce monthly cooling and heating costs, in some cases by up to 50%. Additionally, spray foam insulation helps minimize random airborne moisture and pollutants from entering a building. This is ideal for tenants suffering from seasonal allergies, an important consideration in the spring.

### **Healthy Older Brains**



Did you know that the healthy brains of older tenants work better than younger ones? According to a report in the April 2015 *Harvard Women's Health Watch*, while older people are not as good at multi-tasking, they are actually better at problem solving, verbal expression, math and positive thinking.

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### **Water Conservation & Efficiency**

HUD and EPA has launched a series of webcasts on water conservation and water efficiency for HUD partners and stakeholders. The "Water Wednesday" webinar series is a free monthly webinar series to help HUD grantees, project owners and management agents of HUD-assisted housing to incorporate water efficiency into their programs and projects.



EPA's WaterSense program, through a webinar series, will provide information on tools and resources that can help public housing, and affordable multifamily housing managers to save water, energy and money. Although the impetus of the webinars is the California drought— and Governor Brown's recently announced emergency water restrictions in that state— the webinar will be relevant for communities across the U.S. looking to save water.

The first two webcasts took place on April 29 and May 27, 2015. The next scheduled webcasts will occur on June 17 at 2 PM. You can register at:

<https://attendee.gotowebinar.com/register/3053126452602954754>

Additional webcasts have been, tentatively, scheduled for July 29 and August 26.

For further information, see:

[www.epa.gov/watersense/hudwebinars/](http://www.epa.gov/watersense/hudwebinars/)

### **Tips for Preparing Grant Proposals**

Here are four key tips for preparing HUD grant proposals:

- Include a DUNS Number which can be obtained by accessing [www.dunandbradstreet.com](http://www.dunandbradstreet.com) or by calling 1-866-705-5711.
- Start preparing the application early to ensure that adequate time is allotted to register and download applicable software and forms.
- Follow the instructions and application guidance carefully so that reviewers can find information in specific places according to the prescribed format.
- Carefully proofread the application and limit the use of abbreviations and acronyms.



All grant applications must be filed electronically. The Grants.gov website offers a webcast entitled, "Get Started with Grants.gov" that provides startup requirements and tips.

## **Fire Safety**

The Philadelphia Fire Department has published a Home Fire Safety Checklist. Residents can use the following checklist to inspect their dwellings with the goal of answering "Yes" to each question:



- Do you have at least one smoke alarm on each floor of your home?
- Do you test your 9-volt operated smoke alarms weekly and replace the battery twice a year?
- Do you test your 10-year lithium battery operated smoke alarms weekly?
- Have you installed a carbon monoxide alarm within 15 feet of each sleeping area and are they tested weekly?
- Does your family have a "Home Fire Escape Plan" with a pre-determined location to meet outside?
- Do you always make sure that matches and smoking materials are out before disposing of them?
- Have you made "Take Smoking Outside the Home" a safety rule for your family?
- Do you read the warning labels on all aerosol cans?
- Some propellants are highly flammable. If you have a family member in your home using oxygen, is smoking forbidden in the same room with the oxygen equipment?
- Are there enough electrical outlets in each room to avoid the need for multiple attachment plugs and long extension cords?
- Do you have special circuits for heavy-duty appliances such as air conditioners?
- Do you frequently check extension cords and appliance cords for wear?
- Do you avoid draping extension cords and wire over pipes or nails?
- Do you keep your basement, closets and attic clear of combustible materials?
- Do you keep paint, varnish and other metal containers tightly closed?
- Do you properly dispose of unwanted hazardous materials such as paint and varnish?
- Does everyone in your family know never to use gasoline or other flammable fluids for indoor cleaning?
- Do you always turn off portable heaters when you go to bed?
- Do you refill the fuel tank of your portable heaters outdoors?
- Do you make sure that every portable heater is at least 3 feet away from combustibles, such as, bedding and furniture?

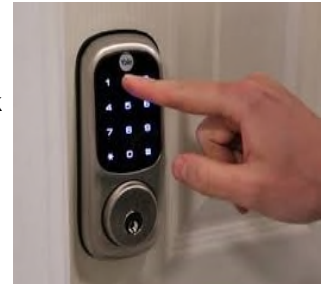
- Are your kitchen ranges, and heating equipment arranged so that curtains do not blow over or near the stove?
- Do you make sure food that is cooking is not left on the stove unattended?
- Do you turn pot handles inward from the edge of the stove?
- Do you keep matches and cigarette lighters out of the reach of children?
- Do you leave a responsible person with your children when you for out (even for a short time)?
- Does your babysitter know what to do in case of a fire or medical emergency?
- Do you keep burning candles away from children and away from combustibles?

Additional information, including fire safety games for children, can be found at:

[www.freedomfromfire.com/kids-corner/](http://www.freedomfromfire.com/kids-corner/)

## **Smart Locks**

Many lock companies are ramping up their electronic-lock offerings in response to consumer interest.



These new locks, however, should only be purchased from manufacturers that follow industry standards for security. Passwords connected to the devices should be safeguarded and batteries changed as needed.

Today's smart locks basically fit into three categories:

1. The most basic are opened by pushing a button or keypads. More sophisticated models allow homeowners to change codes or relegate them to particular users. Entry-level locks cost roughly \$70- about twice as much as a traditional deadbolt.
2. Other keyless locks are operated by phones, either using push-button pads, an app, or simply holding a connected phone near the lock. Although it looks like a traditional lock, Kwikset's Kevo is opened with a swipe of the finger.
3. Then there are locks that operate as part of larger "smart home" systems, from home-security systems to thermostats.

Offshoots of the smart-lock industry are cropping up, as well. Manufacturers let customers make copies of digital keys and store them in the cloud, or manage them through the company's website.



**"Around the Hubs"**

# PHILADELPHIA

**Drexel University & West Philadelphia**

Drexel University in Philadelphia, has been actively engaged in building partnerships with HUD and other federal entities as a means of garnering national support for its neighboring communities. These efforts include submitting a Choice Neighborhoods Plan and attaining a Promise Zone designation.

In 2011, Drexel joined a team tasked with identifying neighborhood assets, generating a community dialogue about potential improvements and developing an action plan, "We Are Mantua!" This was part of a \$250,000 HUD Choice Neighborhoods Planning Grant awarded to the nonprofit owner of the Mt. Vernon Apartments, a 125-unit affordable housing development built in 1978 with HUD Section 236 funds. The resulting transformation plan set community goals for the revitalization of Mt. Vernon Apartments, as well as health and wellness, safety, education, physical and aesthetic improvements for the surrounding area. One outcome of the plan has been the awarding of a Byrne Criminal Justice Innovation grant from the U.S. Department of Justice for implementation.

Drexel's work with the Mantua planning process, along with the relationships it has built with leaders in other neighborhoods, helped Drexel establish trust within the broader community. This trust enabled Drexel and its allies to submit an application for the federal government's Promise Zone initiative and, in early 2014, a two-square-mile, multi-neighborhood area of West Philadelphia was named one of the first five Promise Zones. The Promise Zone designation provides increased competitiveness for federal funding and serves as a platform for the area's anchor institutions to improve coordination and increase contracting and employment opportunities for local residents. Through the Promise Zone framework, city and community partners are focused on enhancing educational opportunities, addressing crime, improving housing, and attracting employment and business opportunities.

For additional information about Drexel's initiatives, see:

[http://www.huduser.org/portal/casestudies/study\\_03232015\\_1.html](http://www.huduser.org/portal/casestudies/study_03232015_1.html)

**River Renaissance**

Philadelphia's newest riverfront destination along the east bank of the Schuylkill River, Schuylkill Banks, is home to greenways, parks, docks, the nation's leading educational assistants, award-winning residential developments and active industrial sites that are making way for livable spaces.

The concrete "boardwalk" offers the best vantage point for the city skyline. Powered by solar overhead lights, it is 2,000 ft. long, 15 feet wide, eight-twelve feet high and extends 50 feet into the river. Each week, it is used by 19,000 city residents and visitors.

The first access point is at Locust Street, the current southern end of the trail. The on-ground trail seamlessly connects to the over-the-water boardwalk portion of the trail at Locust Street and runs to the South Street Bridge, where there is an easy connection to the University City section of Philadelphia. There are two access points on the South Street Bridge- a 460' long ramp for bikes connects to the north side of the South Street Bridge, while a stair tower for pedestrians connects the boardwalk to the south side of the bridge. The next phase of the extension is currently in the design phase and would extend the boardwalk south from the South Street Bridge to Christian Street, with the goal of eventually having the trail connect all the way to the Grays Ferry Crescent.

A companion project, Spruce Harbor Park, is also being developed along the Delaware River.

Additional information can be found at:  
[www.schuylkillbanks.org/](http://www.schuylkillbanks.org/)

**New Housing Options for Vulnerable Populations**

City of Pittsburgh Mayor William Peduto, County Executive Rich Fitzgerald and HUD Field Office Director Jane Miller attended a celebration of the first new construction in the city's Uptown neighborhood in decades. In addition to the 24 units for youth aging out of foster care, Uptown Lofts' two-building complex will provide 23 permanent affordable homes to individuals and families with low incomes. One of the buildings was built to Passive House Institute standards, with insulation so tight that its air exchange system saves 80 to 90% of the heating and cooling costs of conventional buildings. It is the largest multifamily affordable housing property to be certified by the Passive Housing Institute-U.S. The second was built to 2012 international energy code standards, enabling residents to save on their energy bills. The energy use will be compared over time to provide direction for future developments. ACTION-Housing is currently leasing Upton Lofts apartments to households that make a maximum of

60% percent of the median income. The rent is \$625 a month for one bedroom and \$745 for two bedrooms (utilities included). Section 8 vouchers are welcome. (See the following "My Place Program" article).

### **My Place Program**

ACTION-Housing, Inc. has a program, "My Place," that provides housing and intensive case management services to young people transitioning from foster care to adulthood in Allegheny County and who are either homeless or at-risk of becoming homeless. Based in the Upton Lofts Apts., for up to 24 months, the young adults receive housing in a one-bedroom apartment, are linked to education and employment opportunities and work with counselors to create a comprehensive life skills development plan. HUD provides funding for the My Place Program through its Continuum of Care grant administered by the Allegheny County Department of Human Services. The agency also supported the development of the Uptown Lofts through HOME funds administered by the Urban Redevelopment Authority of the City of Pittsburgh. The development collaboration included \$11 million in low-income tax credits purchased by BNY Mellon, three foundations, the Federal Home Loan Bank and the National Equity Fund.

### **Marshall Plan for PA**

State Senator Vincent Hughes is proposing what he calls a "Marshall Plan" for housing in Pennsylvania. He's starting with a tour today of some parts of Philadelphia in desperate need of rebuilding.

Strawberry Mansion and Mantua may not be war zones, but Senator Hughes says the condition of houses there requires a rebuilding effort similar to the one the U.S. launched in Europe after WWII. "There are portions of those communities that are devastated. Long and large tracts of land where the housing stock is either crumbling or has crumbled." Hughes says he'll put money in the state budget for a program to reclaim that housing. Karen Black of the Healthy Rowhouse Project says it makes sense. "It's very difficult, if not impossible, to build new housing units for very low-income households, who are currently living in these houses, but they may just need a little bit of help." Black says a small investment for needed repairs could make a big difference. Hughes says he's looking at a number of such ideas.

## ***NEW YORK***



### **Harlem Housing**

Sugar Hill Apartments, opened in late 2014, is a 124-unit affordable housing project, located on a former brownfield site in West Harlem, NY. Twenty-five of the project's units are reserved for formerly homeless families referred from New York City's emergency shelter system. The \$80 million project used government, private equity, and philanthropic funding, but low-income housing tax credits (LIHTCs) and new markets tax credits (NMTCs) were the primary sources of financing. The residential portion cost \$54 million (with \$8 million in city subsidies), and the cost of the community facilities totaled \$26 million, with \$15 million in philanthropic funding, \$7 million in NMTCs, and \$4 million in city funds. Broadway Housing Communities used the project's NMTC investments to leverage the significant amount of philanthropic funding.

Additional information about this project can be found at:

[www.huduser.org/portal/pdredge/pdr\\_edge\\_inpractice\\_060115.html](http://www.huduser.org/portal/pdredge/pdr_edge_inpractice_060115.html)

## ***BALTIMORE***



### **Channong E. Philips Homes Kickoff**

Federal and local officials celebrated the construction kickoff for Channing E. Phillips Homes at Shaw/Howard University Metro, an 8-story, affordable housing project. The 3,100 square-foot project, immediately adjacent to the Shaw/Howard University Metrorail station in northwest Washington, DC., designed by acclaimed architect Shalom Baranes Associates, is being developed by Lincoln



Westmoreland Housing, Inc. The 56 apartment homes, which comply with Enterprise Green Communities criteria, will include 28 one-bedroom apartments with monthly rents of \$1155; 21 two-bedroom apartments with monthly rents of \$1381; and 7 three-bedroom apartments that will rent for \$1,596. Construction is slated for completion by mid-2016 and rental applications will be accepted beginning in January 2016. The development of this much needed housing is only possible due to the unique four-decade interracial partnership of two D.C.-area United Church of Christ (UCC) churches: Westmoreland Congregational UCC and Lincoln

### **Smoke-Free Housing Summit**

On May 22, the Baltimore and DC Field Offices of HUD, in partnership with The Environmental Protective Agency, MD Department of Health and Mental Hygiene and Anne Arundel Medical Center hosted the "Clearing The Air: A Healthy Smoke-Free Housing Summit," in Annapolis, MD. The one day event focused on the importance of public housing and multifamily properties becoming smoke free. Gerald Simon McNabb, Senior Policy Advisor, Office on Smoking and Health, Centers for Disease Control and Prevention provided remarks on behalf of the Surgeon General. Peter J. Ashley, Director, Policy and Standards Division, Office of Lead Hazard Control, provided the audience with an overview of HUD's Smoke-Free Housing Initiative, and Dana Moncrief, Chief, Statewide Public Health Initiatives, Center for Tobacco Prevention and Control, Maryland Dept. of Health and Mental Hygiene provided information on Maryland's Smoke-Free Housing Initiatives. Speakers also included owners of multifamily properties that had implemented smoke free policies and those going through the process of going smoke free.

## ***BOSTON***



### **NEAHMA State Meeting**

The New England Affordable Housing Management Association (NEAHMA) held its Tri-State Housing Industry Annual Agency State Meeting on April 16, 2015 in Hampton, NH. Agency presentations were given by the staff from

HUD, USDA, MaineHousing, New Hampshire Housing Finance Authority and Vermont Housing Finance Agency.

Some of the topics covered by HUD included the Multifamily Transformation, the HUD/USDA Summer Food Service Program Partnership, Section 8(b)(b), Notice H 2015-02 (REAC scores below 60), the Proposed Rule and Notice on MORs and Vacancy Payments and the Memo on the Use of Marijuana in Multifamily Assisted Properties. Over 50 owners and management agents were in attendance.

### **New England Homeless Forum**

The Boston Regional Office recently hosted the New England Forum to End Veterans Homelessness. This half-day event featured panel-discussions and presentations from housing experts, local mayors, federal partners, and non-profits throughout the region. In conjunction with the Mayors Challenge to End Veteran Homelessness- an initiative launched by First Lady Michelle Obama in June 2014- the goal of the New England Forum was to offer best practices and resources to help city officials develop local strategies to end veterans homelessness.

The event, with over 130 attendees, included presentations from Mayor Setti Warren (Newton, MA) and Secretary of Veterans Services for the Commonwealth of Massachusetts, Francisco Urena. Other panelists and participants included members from the VA, HUD and West Haven Housing Authority in Connecticut; Federal resource partners, the Dept. of Neighborhood Development in Boston; and non-profit leadership from the New England Center for Homeless Veterans, Father Bills and Mainspring, New Lease for Homeless Families, and the Rhode Island Coalition for the Homeless.

### **NEAHMA Training**

Staff from the Boston Multifamily Office participated in NEAHMA's One-Day Extensive Training For Managers & Maintenance Professionals at the Gillette Stadium on May 19. Claribel Shavers, Supervisory Project Manager, and Carmen Hicks, Presidential Management Fellow, shared information with participants about the incentives available as part of the Better Building Challenge.

Staff also had discussions with participants about the potential use of the allowable management add-on fees for additional "going green" training for both front line and upper management. Staff also shared information about ENERGY STAR Portfolio Manager, an online tool developed by the Environmental Protection Agency (EPA) that enables multifamily operators to track their entire building energy and water consumption and costs over time.